

BOARD OF ASSESSMENT REVIEW MEETING MINUTES

DATE: Wednesday, February 27, 2008

LOCATION: Municipal Court Room

MEMBERS PRESENT: Marilyn Sciarillo, Attorney Dana Horton, Sandra Leuder & Cornelius Collins

TOWN ASSESSOR: Charles E. Vacca

Jennifer Misto, Account Clerk III

Marilyn Sciarillo called the meeting to order at 1:00 pm.

PETITION # 32 Sherman, Brett & Kitt, Lee – A/P 149/12 – 22 Champlin Dr.

Represented by Stephen O. McAndrew

Assessed Value: Land: \$ 817,800 Bldg.: \$125,400 TOTAL: \$ 943,200

Owners' Estimate of Value: Land: \$ 724,600 Bldg. \$125,400 TOTAL: \$850,00

Owners feel the land is less valuable than neighboring lots due to ROW and low grade.

**PETITION #35 Russell, Edwin & Alicia – A/P 179/060 – 5 Ninigret Ave.
Represented by Stephen O. McAndrew**

**Assessed Value: Land: \$4,264,000 Bldg. \$1,571,900 TOTAL:
\$5,835,900**

Owners' Estimate of Value: \$5,200,000

Provided an appraisal done by Stephen O. McAndrew.

Stated the following:

- substantially reconstructed in the 90s**
- corridor view, extending into SW, slight SE direction**
- road grade**
- slopes off to a pond**
- substantial part of rear width of property are wetlands**

Comparable Sale: 2 Kidds Way

PETITION #36 Hardie, Frances C. Et Als- A/P 172/3 6 Arraquat Rd.

Represented by Stephen O. McAndrew

Assessed Value: Land: \$5,453,400 Bldg. \$ 662,500 TOTAL: \$6,115,900

Owners' Estimate of Value: \$5,600,000

Subject property described as a resort type beach cottage.

Seasonal- single floor furnace in front hallway as only heat source.

Large portion of their land is not useable due to erosion/ high tide.

House is dated with minimal improvements.

**Comparable Sales: 11 Arraquat; 6 Aquidneck; 2 Pawcatuck Ave
(First 2 sales are considered superior to subject and the remaining is inferior)**

**PETITION #41 Orthwein, James B. Jr. & Jane R.- A/P 179/16 – 11
Waters Edge**

Represented by Stephen O. McAndrew

**Assessed Value: Land \$7,916,700 Bldg: \$1,959,300 TOTAL: \$9,876,000
Owners' Estimate of Value: Land: \$5,000,000 Bldg. \$1,500,000 TOTAL:
\$6,500,000**

**Claims assessment is excessive when compared to similar
properties.**

**Comparable Sales: 11 Arraquat Rd.; 13 Wapan Rd.; 26 Wickham Rd.
(Newport)**

PETITION #40 Roth, David M. Et Als – A/P 179/71A – 3 Niantic Ave

Represented by Stephen O. McAndrew

**Assessed Value: Land \$7,830,400 Bldg. \$1,851,300 TOTAL:
\$9,681,700
Owners' Estimate of Value: Land: \$5,000,000 Bldg. \$1,500,000 TOTAL:
\$6,500,000**

- wetlands on property restricts access to the ocean from the property**
- privacy is inhibited by a public ROW**
- ongoing construction of Ocean House**

**PETITION # 42 – Wright, Ernest J. & Barbara A. –A/P 174/014 11
Round Hill Rd.**

Homeowners present on their own behalf.

Assessed Value: Land: \$ 1,323,900 Bldg. \$ 221,800 TOTAL: \$1,545,700

**Owners Estimate of Value: Land \$900,000 Bldg \$221,800 TOTAL:
\$1,121,800**

Feel land value is excessive.

Comparable: 5 Montego Rd.

Severe slope to the back making it not easily accessible

Entrance to Misquamicut Golf Club hinders privacy.

**Limited ocean view because of golf course's shrubbery &
construction of new house.**

**PETITIONS # 43&44 – WHI Inc. – A/P 179/101/W201&W202 – 38 Bay St
Units 201&202**

**Represented by Attorney Richard Licht with Secretary of WHI Inc.
Mark Szaro**

Assessed Value: Land: \$0 Bldg.\$1,685,400 Unit 201

Owners Estimate of Value: \$1,092,650

Assessed Value: Land \$0 Bldg \$1,735,100 Unit 202

Owners Estimate of Value: \$1,093,300

Stated these units should be more in line with the first floor.

**PETITION # 46 – Paug Properties – A/P 130/4; 141/94; 129/2;
140/13&10; 141/25- Winnapaug Golf Course**

Represented by Attorney Nick Scola.

There is currently a 5yr transaction to buy this property. The purchase price is less than the total assessment for the properties. Stated the purchase price for the Board and used as the basis of their appeal.

THE BOARD MADE DECISIONS ON THE FOLLOWING APPEALS:

PETITION # 11 – Granite APR Development Corp. – A/P 67/278 – 114 Granite St.

Board voted unanimously NO CHANGE.

PETITION #12 – Granite APR Development Corp. – A/P 67/279 – 116 Granite St.

Board voted unanimously NO CHANGE.

**PETITION # 34 – 571 Atlantic Ave – A/P 156/14 – 571 Atlantic Ave.
Board voted to reduce land to about \$1,060,000.**

There is no further business before the Board at this time. Ms. Sciarillo adjourned the meeting. Decisions from today's meeting are pending until the next meeting.

Respectfully submitted,

**Marilyn Sciarillo
Chairperson**